

PAY 2017 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

County Wells County
 Jurisdiction Bluffton RDC
 Allocation Area Code T90401
 Allocation Area Name Adams Street #1 TIF

Form Prepared By:
 Name Mati Eckerle
 Unit/Company H. J. Umbaugh & Associates
 Telephone Number 317-465-1500
 E-mail Address eckerle@umbaugh.com

1) 2015 Pay 2016 Base Assessed Value of Allocation Area	<u>\$27,939,961</u>	
2) 2015 Pay 2016 Incremental Assessed Value of Allocation Area	<u>18,714,734</u>	
3) 2015 Pay 2016 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$46,654,695</u>
4) 2016 Pay 2017 Net Assessed Value of Allocation Area	<u>50,520,705</u>	
5) 2016 Pay 2017 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>502,500</u>	
6) 2016 Pay 2017 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2016 Pay 2017 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>1,705,110</u>	
8) Estimated Assessed Value Decrease Due to 2016 Pay 2017 Appeals Settlements in Allocation Area		
9) 2016 Pay 2017 Adjusted Net Assessed Value of Allocation Area		<u>\$48,313,095</u>
10) 2016 Pay 2017 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.03555</u>
11) 2016 Pay 2017 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$28,933,227</u>
12) 2016 Pay 2017 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$21,587,478</u>
13) Estimated 2016 Pay 2017 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>2.1477</u>
14) Estimated 2016 Pay 2017 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$463,634</u>
15) Actual 2015 Pay 2016 Tax Rate for the Allocation Area		<u>2.1477</u>
2016 PAY 2017 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.03555</u>

I, Beth Davis, Auditor of Wells County County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 7/14/2016
Beth Davis
 County Auditor (Signature)

Beth Davis
 County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
 CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name Adams Street #1 TIF

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.

Courtney L Schaafsma
 Commissioner, Department of Local Government Finance

7-15-16
 Date (month, day, year)

PAY 2017 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

County Wells County
 Jurisdiction Bluffton RDC
 Allocation Area Code T90402
 Allocation Area Name Adams Street #2 TIF

Form Prepared By:
 Name Matt Eckerle
 Unit/Company H. J. Umbaugh & Associates
 Telephone Number 317-465-1500
 E-mail Address eckerle@umbaugh.com

1) 2015 Pay 2016 Base Assessed Value of Allocation Area	\$2,433,503	
2) 2015 Pay 2016 Incremental Assessed Value of Allocation Area	4,983,998	
3) 2015 Pay 2016 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$7,417,501
4) 2016 Pay 2017 Net Assessed Value of Allocation Area	5,170,899	
5) 2016 Pay 2017 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	574,900	
6) 2016 Pay 2017 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	2,933,600	
7) 2016 Pay 2017 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	114,599	
8) Estimated Assessed Value Decrease Due to 2016 Pay 2017 Appeals Settlements in Allocation Area		
9) 2016 Pay 2017 Adjusted Net Assessed Value of Allocation Area		\$7,415,000
10) 2016 Pay 2017 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		0.99966
11) 2016 Pay 2017 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$2,432,676
12) 2016 Pay 2017 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$2,738,223
13) Estimated 2016 Pay 2017 Tax Rate for the Allocation Area (Round to Four Decimal Places)		1.6451
14) Estimated 2016 Pay 2017 Incremental Tax Revenue ((Line 12/100) * Line 13)		\$45,047
15) Actual 2015 Pay 2016 Tax Rate for the Allocation Area		1.6451
2016 PAY 2017 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.99966

I, Beth Davis, Auditor of Wells County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 7/14/2016
Beth Davis
 County Auditor (Signature)

Beth Davis
 County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
 CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name Adams Street #2 TIF

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.

Courtney L Schaafsma
 Commissioner, Department of Local Government Finance

7-15-16
 Date (month, day, year)

PAY 2017 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

County Wells County
 Jurisdiction Ossian RDC
 Allocation Area Code T90901
 Allocation Area Name Ossian Industrial Park EDA TIF

Form Prepared By:
 Name Matt Eckerle
 Unit/Company H. J. Umbaugh & Associates
 Telephone Number 317-465-1500
 E-mail Address eckerle@umbaugh.com

1) 2015 Pay 2016 Base Assessed Value of Allocation Area	\$13,598,328	
2) 2015 Pay 2016 Incremental Assessed Value of Allocation Area	(662,987)	
3) 2015 Pay 2016 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$12,935,341
4) 2016 Pay 2017 Net Assessed Value of Allocation Area	13,637,488	
5) 2016 Pay 2017 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	62,700	
6) 2016 Pay 2017 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	0	
7) 2016 Pay 2017 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	62,716	
8) Estimated Assessed Value Decrease Due to 2016 Pay 2017 Appeals Settlements in Allocation Area	287,500	
9) 2016 Pay 2017 Adjusted Net Assessed Value of Allocation Area		\$13,224,572
10) 2016 Pay 2017 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		1.02236
11) 2016 Pay 2017 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$13,902,387
12) 2016 Pay 2017 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		(\$264,899)
13) Estimated 2016 Pay 2017 Tax Rate for the Allocation Area (Round to Four Decimal Places)		1.4287
14) Estimated 2016 Pay 2017 Incremental Tax Revenue ((Line 12/100) * Line 13)		(\$3,785)
15) Actual 2015 Pay 2016 Tax Rate for the Allocation Area		1.4287
2016 PAY 2017 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		1.02236

I, Beth Davis, Auditor of Wells County County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 7/14/2016

Beth Davis
 County Auditor (Signature)

Beth Davis
 County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
 CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name Ossian Industrial Park EDA TIF

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.

Anthony J. Schaafsma
 Commissioner, Department of Local Government Finance

7-15-16
 Date (month, day, year)